# Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

### Minutes November 5, 2010

A meeting of the Planning Commission of the City of Saint Paul was held Friday, November 5, 2010 at 8:30 a.m. in the Conference Center of City Hall.

Commissioners

Mmes. Merrigan, Thao, Wang, Wencl, Young, and

**Present:** 

Messrs. Alton, Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson,

Schertler, and Wickiser.

**Commissioners** 

Mmes. \*Donnelly-Cohen, \*Halverson, \*Porter, and Messrs. \*Spaulding, and

\*Ward.

Absent:

\*Excused

**Also Present:** 

Donna Drummond, Planning Director; Allan Torstenson, Patricia James, Josh Williams, and Sonja Butler, Department of Planning and Economic Development

staff.

I. Approval of minutes October 22, 2010.

<u>MOTION</u>: Commissioner Wencl moved approval of the minutes of October 22, 2010. Commissioner Kramer seconded the motion. The motion carried unanimously on a voice vote.

#### II. Chair's Announcements

Commissioner Commers, who is the Commission's first vice chair, chaired the meeting. He had no announcements.

#### III. Planning Director's Announcements

Donna Drummond announced that at City Council on November 3rd, a public hearing was held to consider the appeal of Sandra Belisle to a decision of the Planning Commission denying a change of nonconforming use permit to add pet boarding and pet day care to her existing pet grooming business at 360 Clifton Street. The City Council granted the appeal subject to additional conditions. On October 27<sup>th</sup> City Council approved a bridge resolution and initiated a moratorium ordinance to do a zoning study in certain areas of District 9 that are zoned for single family, duplex, and townhouse zoning and to consider whether or not those areas should be down zoned to single family to prevent future conversions of single-family houses to duplexes or triplexes.

### IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

Four items came before the Site Plan Review on Tuesday, **November 2, 2010**: ADM at 575 Drake Street, a new weigh station, lab building, and utilities; PED University Avenue Parking project at 389-397 University Avenue, parking lot upgrades; PED University Avenue Parking project at 1141 University Avenue, parking lot upgrades; Regions Hospital Behavioral Health Bldg. at 640 Jackson Street, re-look at 2008 new building plan.

One item will come before the Site Plan Review Committee on Tuesday, **November 9, 2010:** J and J Distributing located at 653 Rice Street, produce cooler addition, new 20,000 sq. ft. steel structure.

#### **OLD BUSINESS**

#10-509-684 A & A Quality Food Fuel — Conditional use permit to reconstruct an auto convenience store, with modification of required buffer area. 1200 White Bear Avenue, SE corner at Maryland Avenue. (Anton Jerve, 651/266-6567)

Commissioner Kramer noted that the Zoning Committee will review the conditional use permit within three months of the one year anniversary of the reconstruction to ensure that the conditions have been met relative to the evening activities.

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

#### **NEW BUSINESS**

#10-907-226 Craig and Elsie Fohrenkamm – Establishment of nonconforming use as a residential 4-plex. 432 Dewey Street between Feronia and Stinson. (Josh Williams, 651/266-6659)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the establishment of legal nonconforming use status subject to additional conditions. The motion carried unanimously on a voice vote.

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Tuesday, November 9, 2010.

### V. Comprehensive Planning Committee

Commissioner Commers had no report.

### VI. Neighborhood and Current Planning Committee

St. Anthony Park Como 2030 Plan and Zoning Study - Release for public review and set public hearing for December 17, 2010. (Allan Torstenson, 651/266-6579)

Allan Torstenson, PED staff gave a power point presentation on the draft St. Anthony Park Como 2030 Small Area Plan and Zoning Study. He said the Planning Commission initiated the small area plan and zoning study for this area and established a neighborhood task force for the study at the request of the District 12 Community Council. District 12 requested the study in response to a need identified in the District 12 Plan adopted in 2005 to address issues affecting the ability to maintain essential community assets: things that provide the bases for community life and make North St. Anthony Park a wonderful neighborhood. The District 12 Plan identified concerns about declining population and changing housing needs. Demographic and market changes are creating challenges to maintaining essential community assets. For neighborhood businesses there is increased competition from things like big box retailers as well as a shrinking neighborhood market. North St. Anthony Park no longer has a corner drug store or a neighborhood hardware store. Without a full range of housing options to meet current housing needs there is a flattening of population income, age and diversity.

In addition to 12 neighborhood task force meetings, District 12 and the task force sponsored 6 community-wide forums. And after a final community review meeting the plan and zoning recommendations were adopted by the District 12 Community Council and submitted for City adoption. The plan in the commissioner's packet has been tailored to fit the Comprehensive Plan addendum format and focus on objectives and strategies requiring City partnership. It has been reviewed by affected City departments. The neighborhood task force convened in September to review it, and in October the District 12 Community Council unanimously approved this draft for City adoption.

Mr. Torstenson said that the Como 2030 Plan provides a broad vision for Como Avenue as the heart of North St. Anthony Park, with a vibrant local business community, housing options that support diverse needs of residents and institutions and events that provide the basis for community life. He talked about objectives and strategies in the plan pertaining to community character, commercial vitality, housing, transportation, and environmental sustainability. Mr. Torstenson also gave an overview of the land use and proposed rezoning recommendations in the plan and zoning study.

Commissioner Commers stated that there is a little inconsistency in the current draft in the way that we call out North St. Anthony Park versus St. Anthony Park as a whole, and in some cases north is capitalized and in some cases it is not. He thought it would be valuable to readers to call out the boundary of North St. Anthony Park on the map on page one.

MOTION: On behalf of the Neighborhood Planning Committee, Commissioner Wencl moved

to release the draft for public review and set a public hearing on December 17, 2010. The motion carried unanimously on a voice vote.

Commissioner Wencl announced the items on the agenda for the next Neighborhood Committee meeting on Wednesday, November 10, 2010.

## VII. Transportation Committee

Commissioner Wang announced that they are still trying to work out their role. Because many transportation plans and projects are already in process they are learning about them and also trying to understand what their role is in having an opinion on them. Most recently they looked at the bike plan.

Donna Drummond, Planning Director, added that the staff has been working on creating a staff report form to be used for the committee to bring different items forward, and a matrix of types of projects that the committee might see and the various levels of committee involvement.

#### VIII. Communications Committee

Commissioner Commers announced that there is not chairperson for the Communications Committee and he is asking if one of the Planning Commissioners is interested in nominating themselves to be the chairperson for this committee. Interested parties should contact Chair Donnelly-Cohen or Commissioner Commers.

# IX. Task Force Reports

Commissioner Schertler announced that the Ford Open Space Task Force met last Monday, and the consultant that was hired was helping plan open space alternatives, including how much of the site could be reserved for open space. One of the interesting tensions is the discussion about high use open space, like soccer fields and ball fields that meet more regional needs as opposed to neighborhood-based needs. The task force is interested in more open space so they are pushing back on the amount of the site that should be considered for development.

Commissioner Wencl announced the items on the agenda for the Smith Avenue Revitalization Task Force, which will be meeting on Tuesday, November 9, 2010.

### X. Old Business

None.

#### XI. New Business

None.

### XII. Adjournment

Meeting adjourned at 9:10 a.m.

Recorded and prepared by Sonja Butler, Planning Commission Secretary Planning and Economic Development Department, City of Saint Paul

Respectfully submitted,

Donna Drummond Planning Director Approved

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Marilyn Porter

Secretary of the Planning Commission

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